

PLANNING AND ZONING COMMISSION DRAFT MINUTES MAY 2, 2016

PUBLIC HEARING AGENDA Item #9 – CPA160502 - Comprehensive Plan Amendment -1720 S Carrier Pkwy. (City Council District 1). Chief City Planner Jim Hinderaker presented the case report and gave a Power Point presentation for approval of an amendment to the 2010 Comprehensive Plan and Future Land Use Map to change the designation from Open Space/Drainage (OS/D) to High Density Residential (HDR) uses. The 5.42-acre property, zoned Multifamily-One (MF-1) District, is located at 1720 S. Carrier Parkway and is within the State Highway-161 (SH-161) Corridor Overlay District. The owner/applicant: Shelly Atkins, Atkins Bros. Equipment Co.

Mrs. Thomas stated the purpose of the request is to recommend Future Land Use Map revisions to reconcile the inconsistency between the zoning and the comprehensive plan designation for the property located at 1720 S. Carrier Parkway. The 2010 Comprehensive Plan and FLUM designate the subject property for open space and drainage uses. The current zoning on the property is Multi-family-1 District. Multi-family-1 District zoning equates to High Density Residential uses in the Comprehensive Plan and on the FLUM. The property owner has requested the inconsistency be reconciled. The 2010 Comprehensive Plan was adopted on November 16, 2010. The Planning and Zoning Commission annually reviews zoning decisions, text amendments and other changes that impact the Comprehensive Plan.

Mrs. Thomas stated since the Zoning Ordinance is a major implementation tool for the Comprehensive Plan with respect to the City's future land use pattern, the descriptions of the land use classifications for the Future Land Use Map include typical zoning districts that would most appropriately reflect such uses. Staff recommends approval of an amendment to the Future Land Use Map of the 2010 Comprehensive Plan to change the designation on the property located at 1720 S. Carrier Parkway from Open Space/Drainage to High Density Residential uses.

Chairperson Garrett noted there were no more questions for staff, opened the public hearing, and asked for speakers.

There being no further discussion on the case, Commissioner Moser moved to close the public hearing and approve case CPA160502 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Moser

Second: Lopez

Ayes: Garrett, Lopez, Moser, Motley, Dr. Perez, Philipp, Spare, and Womack

Nays: None

Approved: **8-0**

Motion: **carried**